PROJECT TEAM

ROJECT OWNER	MODULAR BUILDING MANUFACTURER
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PROJECT ARCHITECT

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STRUCTURAL ENGINEERGENERAL CONTRACTOREPIC EngineeringCLASSIC EXCAVATION, LLCAttn: John RileyRUSSELL D. JOLLEYjriley@epiceng.netrussdjolley@hotmail.com3341 S 4000 W, Suite D4297 SCENIC ACRES DRIVEWest Valley City, UT 84120RIVERTON, UT 84096Ph. 435.654.6600Ph. 385.218.7446

CIVIL ENGINEER

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GENERAL NOTE:

MODULAR UNIT TO BE PRE-MANUFACTURED IN
FACTORY. ALL APPLICABLE THIRD PARTY
INSPECTIONS & REPORTS TO BE COORDINATED WITH
THE AUTHORITY HAVING JURISDICTION AND PROVIDED
BY MODULAR BUILDING MANUFACTURER.

SITE LOCATION

VICINITY MAP



SHEET INDEX

GENERAL
G001 TITLE SHEET, SITE PLAN

G002 NOTES, ABBREVIATIONS, SYMBOLS, GENERAL NOTES

G003 ASSEMBLIES

A200 FLOOR PLAN, ROOF PLAN, INTERIOR ELEVATIONS

A201 FINISH PLAN, ELECTRICAL PLAN, SCHEDULES

A250 INTERIOR ELEVATIONS
A300 BUILDING ELEVATIONS & 3D VIEWS

A300 BUILDING ELEVATIONS & 3D VIEWS
A350 BUILDING SECTIONS

A400 BUILDING DETAILS

A400 BUILDING DETAILS

S1.0 STRUCTURAL PLANS

STRUCTURAL S0.0 GENERAL NOTES

S1.1 DETAILS

PROJECT INFORMATION

ADDRESS: 1048 S West Temple

PARCEL RECORD #: 15124270360000

AUTHORITY W/ JURISDICTION: Salt Lake City

SITE AREA: .33 ACRES (14,369 SF)

DESCRIPTION:SUBDIVISION OF EXISTING SINGLE FAMILY PROPERTY INTO TWO NEW LOTS. NEW, VACANT LOT TO RECIEVE

NEW DUPLEX.

ZONING: RMF-35

CONSTRUCTION TYPE: VB (WOOD FRAME)

ZONING INFORMATION

R-2 - 21A.24.070

USE: TWO-FAMILY DWELLING

Lot Size (Proposed):

Structure Coverage:

MIN. LOT AREA: 8,000 SF	NO - P.D. REQUIRED
MIN. LOT WIDTH: 50'	NO - P.D. REQUIRED
MAX BUILDING HEIGHT: 35'	YES
MIN. YARD REQUIREMENTS:	
FRONT: 20'	YES
SIDE (INTERIOR): 0' ON ONE SIDE, 10' ON THE OTHE	R YES
REAR: 25% OF DEPTH OR 20'	YES
MAX BLDG COVERAGE: SHALL NOT EXCEED 50%	YES

6,145 SF

NOTICE TO ALL:

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUB-CONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA, UPON NOTIFICATION OF THE GENERAL CONTRACTOR AND DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE
- STATE OF UTAH
- 2018 INTERNATIONAL FIRE CODE (IFC)

DEFERRED SUBMITTALS:

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO RANGE ARCHITECTURE AND DESIGN, WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICIATION THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ARE DEFERRED SUBMITTAL ITEMS:

1. N/A

COMPLIANCE

GENERAL NOTES - SITE PLAN (F) UTILITY LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO THE EXECUTION OF ANY WORK. 0' - 0" IS A REFERENCE. ABSOLUTE ELEVATION IS DERIVED FROM CIVIL WHEN SHOWN IN SITE PLAN, ALL DIMENSIONS ARE TO FACE OF FINISH TO PROPERTY LINES, IMAGINARY LINES, SETBACKS, ETC., U.N.O. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. SEE BUILDING PLANS FOR ALL OTHER NOTES AND DIMENSIONS NO SHOWN OVERHEAD POWER LINES. CONTRACTOR TO COORDINATE TEMPORARY REMOVAL AND/OR NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCROACH INTO ADJACENT PROPERTIES OR EASEMENTS. 37' - 6 1/2" 50' - 2 1/4" THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED SERVICE PROVIDER WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES. S 0°01'41" E LEGEND - SITE PLAN DEMOLISH EXISTING TREE(S) AS REQ'D MODULAR BUILDING FOOTPRINT **EXISTING STRUCTURE FOOTPRINT** STRUCTURE ABOVE **EXISTING DRIVEWAY** DEMOLISH EXISTING STRUCTURE/HARDSCAPE PROPERTY LINE SETBACK LINES FIRE HOSE PULL/HYDRANT DISTANCE DEMOLISH EXISTING TREE(S) AS REQ'D APPROX. EXISTING SEWER LINE - CONTRATOR TO FIELD LOCATE PER CODE APPROX. NEW SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE APPROX. EXISTING WATER LINE - CONTRACTOR NEW HARD SURFACE WALKWAY TO TO FIELD LOCATE PER CODE APPROX. NEW WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE APPROX. EXISTING GAS LINE - CONTRACTOR TO **— G— —** FIELD LOCATE PER CODE APPROX. EXISTING BURRIED ELECTRICAL/ TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE PER CODE APPROX. NEW BURRIED ELECTRICAL/ TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE PER CODE 14" - 0 1/2" 13' - 2" PAD MOUNTED HVAC CONDENSING UNIT, TYP. OF (2). MAINTAIN MIN. 5' STAIRS, SEE BUILDING PLANS DEMOLISH EXISTING TREE IF REQ'D FOR PLACEMENT OF NEW DUPLEX. **EXISTING SINGLE FAMILY HOUSE** 1,320 SF FOOTPRINT TYPE VB CONSTRUCTION NEW DUPLEX 2 SF FOO/TPR TYPĘ 5B CONSTRUCTION HARD SURFACE MIN. 5% AWAY FROM ALL POINTS EXISTING SINGLE FAMILY HOUSE OF BUILING ENVELOPE UNLESS REQUIRED BY PLACEMENT OF COORDINATE WITH OWNER PRIOR TO PORCH \bigcirc ∞ CONCRETE STAIRS AND ENTRY EVISIONS NEW HARD SURFACE WALKWAY TO LAN. DEV. 05.05.2020 CONFORM SET MARK EXISTING SIDEWALK TO REMAIN PATCH -STANDARDS FOR NEW UTILITY WORK IF OT DATE 05.05.2020 ROJECT RAWN BY IK HECKED BY IK HEET TITLE LANDSCAPE STRIP TO REMAIN, PATCH -TITLE SHEET, SITE 8' X 22' PARALLEL URBAN FORESTRY STANDARDS FOR NEW UTILITY WORK IF REQ'D IN EXISTING CURB AND GUTTER TO REMAIN, PATCH AND REPAIR IF REQ'D UTILITY WORK IF REQ'D IN PUBLIC G001 01 Site Plan

DRAWN BY IK

CHECKED BY N/A SHEET TITLE

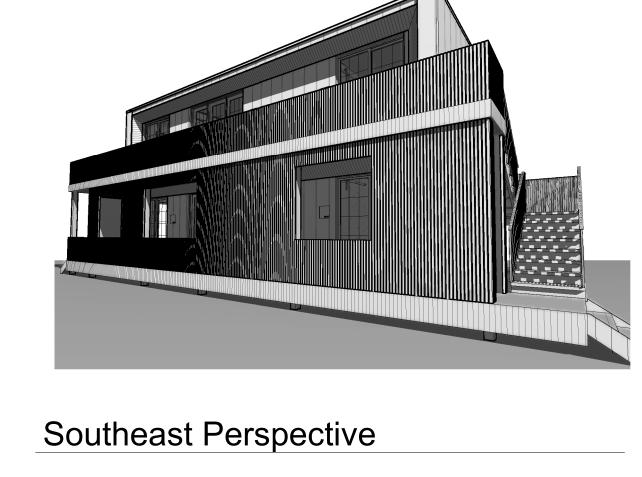
BUILDING ELEVATIONS & 3D

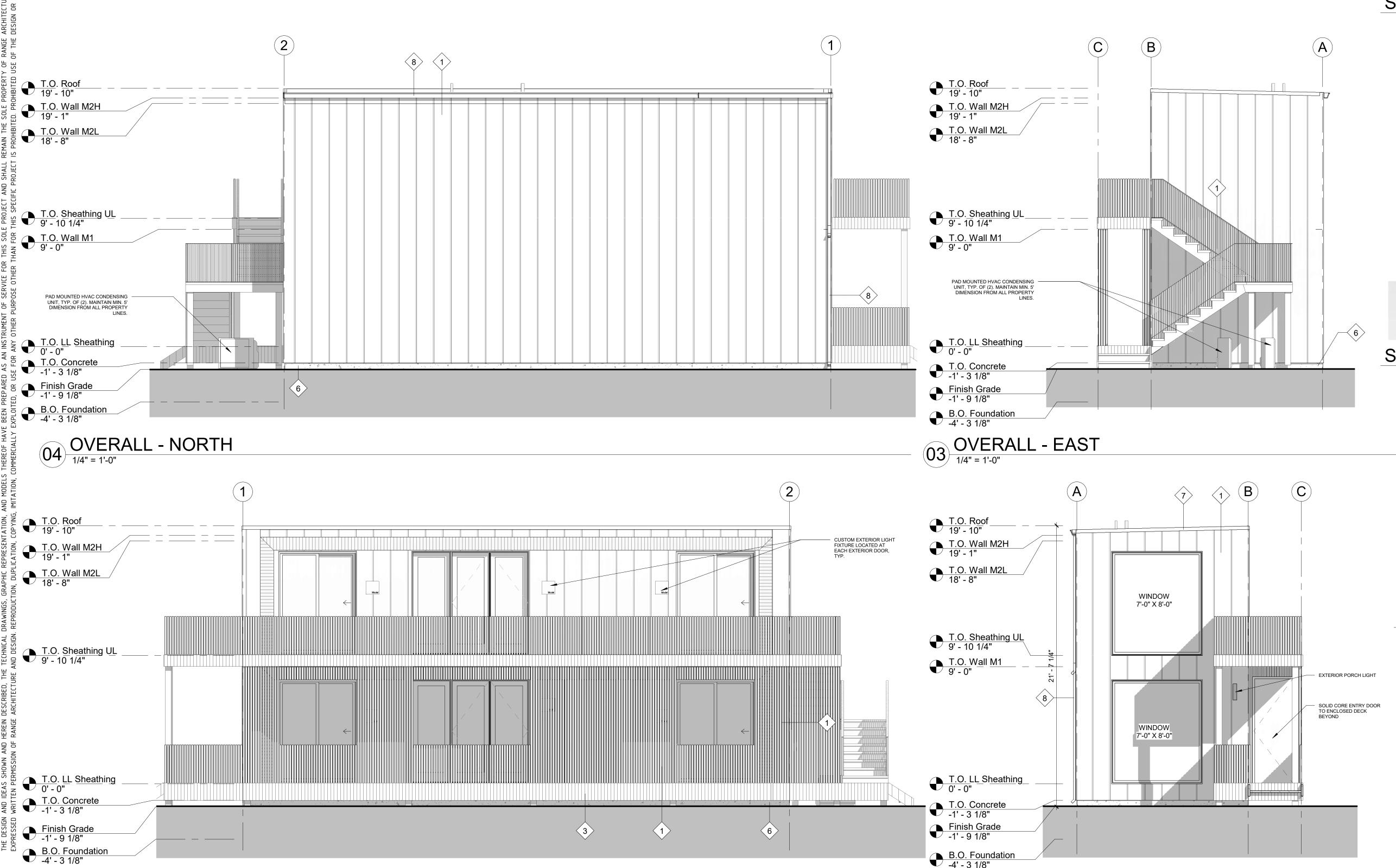
A300

MATERIAL MANUFACTURER COLOR / MODEL # STANDING SEAM METAL VERTICAL, 16" O.C., BLACK NOT USED VERTICAL WOOD SIDING - 3" STAINED - BLACK HORIZONTAL WOOD SIDING - 3" STAINED - BLACK NOT USED COLOR TO MATCH EXTERIOR SIDING PLASTERED FOUNDATION WALL TBD MTL. ROOF FLASHING BLACK ALUM. GUTTER AND DOWNSPOUT STEEL HANDRAIL POWDERCOAT BLACK STAIR RISER TBD STAIN TO MATCH DECK FINISH

EXTERIOR FINISH SCHEDULE

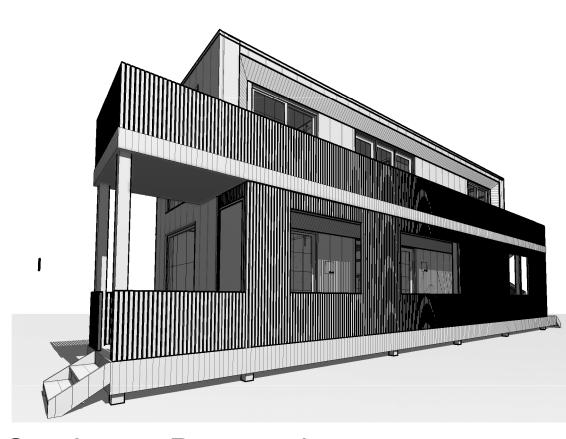
02 OVERALL - SOUTH





B.O. Foundation -4' - 3 1/8"

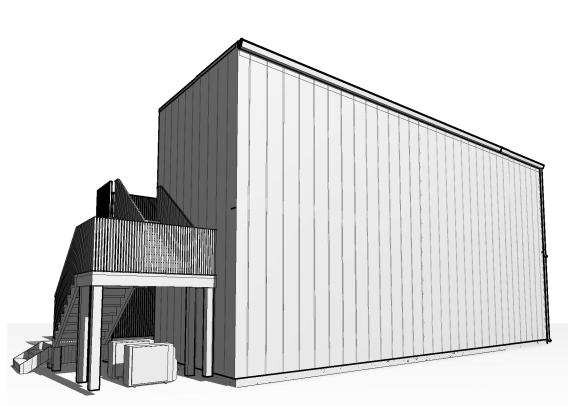
OVERALL - WEST
1/4" = 1'-0"



Southwest Perspective



Northwest Perspective



Northeast Perspective